



LAND TO THE SOUTH OF PILGRIMS WAY
ECCLES | KENT | ME20 7DD

Eccles 1 mile

Maidstone 4.3 miles

Rochester 5.8 miles

LAND TO THE SOUTH OF PILGRIMS WAY, ECCLES, KENT, ME20 7DD

A rarely available block of land adjacent to one of Kent's best known vineyards and offering purchasers the potential for amenity or viticulture use, extending 7.86 acres (3.18 hectares)

Guide Price: £130,000

VIEWING: At any reasonable time during daylight hours having notified the selling agent Lambert & Foster's Paddock Wood office on 01892 832 325.

DIRECTIONS: The nearest postcode to the property is ME20 7DD. From Junction 6 on the M20, proceed north on the A229 Bluebell Hill. Take the turning for Sandling, Eccles and Burham. At the T junction adjacent to the Lower Bell public house, turn left on to Rochester Road and then take the first turning on the right on to the Pilgrims Way. Proceed along the Pilgrims Way for 0.5 miles and the entrance to the land will be found on the left hand side.

WHAT3WORDS: The access point for the gateway adjacent to the northern boundary, is power.engraving.lighten. For the purposes of inspection, the best point of access on foot is via a footpath to the south, which runs from Mackenders Lane in the village of Eccles. The access point to this footpath from Mackenders Lane is to be found at warblers.scorching.auctioned.

SITUATION: The property is located on the southern side of the Pilgrims Ways at the foot of the North Kent Downs. The village of Eccles, which lies to the south has facilities including a public house, church and village recreation ground. Extensive retail and leisure facilities are available in Maidstone, Junction 6 on the M20 motorway, lies approximately 3.7 miles to the south, offering onward travel north to London and the M25, or south to the Channel Tunnel rail link, with onward connections to France.

LOCAL AUTHORITY: Tonbridge & Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, ME19 4LZ. Telephone: 01732 844522

OFFICES LOCATED IN KENT & SUSSEX:

PADDOCK WOOD, KENT

77 Commercial Road,
Paddock Wood, Kent TN12 6DS
Tel. 01892 832 325

CRANBROOK, KENT

Weald Office, 39 High Street,
Cranbrook, Kent TN17 3DN
Tel. 01580 712 888

WADHURST, EAST SUSSEX

Helix House, High Street,
Wadhurst, East Sussex TN5 6AA
Tel. 01435 873 999

DESCRIPTION: The property currently comprises part of a single arable field, which has been cultivated by a local farmer. In recent times, access has been by informal agreement with the adjoining vineyard owner, using their gated agricultural track, which runs along the northern boundary of the property. Planning consent was granted on the 12th November 2020 for the creation of a new agricultural access, to provide direct vehicular access at the northern end of the land from the Pilgrims Way. The application reference TM/20/02110/FL, together with associated plans and drawings, can be found on the Tonbridge & Malling Borough Council website.

The land is of the same soil type to the adjacent Kits Coty Vineyard, being freely draining, lime rich loamy soils, typical of herb rich chalk and limestone pastures. The land is gently sloping in a south westerly aspect and is between 40 and 55 metres above sea level.

Whilst being situated in a semi rural location at the foot of the North Downs, access to the A229 and onwards to the M2 and M20 motorways, is near at hand.

SERVICES: No services are connected to the land.

FOOTPATHS: The land is crossed at the northern extent by footpath MR451, which runs along the northern boundary of the land and then across the field. Public footpath MR452 lies to the west of the property.

THIRD PARTY RIGHTS: Access to the property in recent times, has been by way of an informal access arrangement with the adjacent land owner. The owners of the remainder of the arable land, which is currently cropped by a single farmer, also have an informal access arrangement with the vendor for agricultural access only. Further information is available on request from the selling agent.

OCCUPATION: The land is currently within a Cropping Licence which documents the occupation of the arable farmer, who has cultivated the land. The term date for this Licence is the earlier of the harvesting of the current Winter Wheat Crop, or the 31st August 2021. Further information can be obtained from the sole selling agent.

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein. The photographs were taken in November 2020 and the particulars were also prepared in November 2020.

ANTI MONEY LAUNDERING COMPLIANCE (AML): In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



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